



Pursuant to the advertisement, posting of property, and public hearing on the petition, and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 1981, that the herein Petition for Variance(s) to permit lot widths of fifty feet in lieu of the required fifty-five feet for the existing dwelling on Lot 3 and the proposed dwelling on Lot 2, in accordance with the site plan filed herein, dated July 17, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the afore-mentioned site plan by the Department of Public Works and the Office of Planning and Zoning.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: September 25, 1981  
FROM: Charles E. Burnham  
Zoning Advisory Committee  
SUBJECT: Meeting of September 1, 1981

ITEM NO. 41	See comments
ITEM NO. 42	Standard Comments
ITEM NO. 43	See Comments
ITEM NO. 44	Standard Comments
ITEM NO. 45	See Comments
ITEM NO. 46	See Comments

*[Signature]*  
Charles E. Burnham  
Plans Review Chief

CSB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: August 27, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: September 1, 1981

RE: Item Nos. 41, 42, 43, 44, 45, 46  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*[Signature]*  
Mr. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
E/S of Taylor Ave., 50'  
SE of Virginia Ave., 15th District : OF BALTIMORE COUNTY  
VIOLA GROMEK, Petitioner : Case No. 82-115-A

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### ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel

*[Signature]*  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 29th day of October, 1981, a copy of the foregoing Order was mailed to Viola Gromek, 203 S. Taylor Avenue, Baltimore, Maryland 21021, Petitioner; and Albert T. Rayner, 1536 Schacks Road, Bel Air, Maryland 21014, who requested notification.

*[Signature]*  
John W. Hession, III

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner Date: October 27, 1981  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 82-115-A Item 44

Petition for Variance  
East side of Taylor Avenue, 50 feet Southeast of Virginia Avenue  
Petitioner- Viola Gromek

Fifteenth District

HEARING: Tuesday, November 10, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*[Signature]*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

*[Handwritten: OK 10/27/81]*  
Mr. William E. Hammond  
Zoning Commissioner  
Room 109, County Office Building  
Towson, Maryland 21204

RE: Case No. 82-115A  
Building Permit Application  
No. 40889 AK  
15th Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

*[Signature]*  
Viola Gromek

### PETITION FOR VARIANCE

#### 15th DISTRICT

ZONING: Petition for Variance  
LOCATION: East side of Taylor Avenue, 50 feet Southeast of Virginia Ave.  
DATE & TIME: Tuesday, November 10, 1981, at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit lot widths of 50 feet instead of 55 feet (for lots 2 and 3)

The Zoning Regulation to be excepted as follows:

Section 1B02.3.C.1 - Minimum lot widths in a D.R. 5.5 Zone

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Viola Gromek, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 10, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

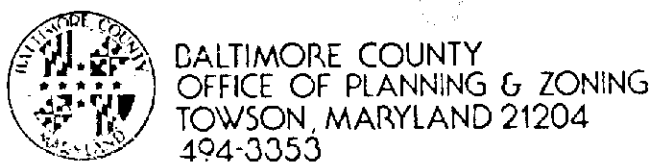
BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

### VARIANCE DESCRIPTION

Beginning at a point of the east side of Taylor Avenue, 50' southeast of Virginia Avenue and known as lot 2 and 3, block A of the plat of "Smoex" and recorded among the land records of Baltimore County in Plat Book 3, Folio 15.

Also known as 205 South Taylor Avenue.





WILLIAM F. HAMMOND  
ZONING COMMISSIONER

Mr. Albert T. Rayner  
1536 Schucks Road  
Bel Air, Maryland 21014

RE: Petition for Variance  
E/s Taylor Ave., 50' SE of Virginia Ave.  
Viola Gromek - Petitioner  
Case #82-115-A

Dear Mr. Rayner:

This is to advise you that \$43.13 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 102608

DATE 11/9/81 ACCOUNT 01-662

AMOUNT \$43.13

RECEIVED FROM Albert T. Rayner

FOR: Posting & Advertising of Case #82-115-A (Gromek)

40 OCT 9 4 31 3 PM

VALIDATION OR SIGNATURE OF CASHIER

September 15, 1981  
205 South Taylor Ave.  
Baltimore, MD 21221

William Hammond  
Zoning Commissioner  
County Office Building-1st Floor  
111 West Chesapeake Avenue  
Towson, MD 21204

Dear Mr. Hammond:

I am awaiting a date for a special exception hearing regarding a home I plan to have built at 203 South Taylor Avenue, Essex, MD.

At the time of my original decision to build this home on a lot I have owned for a long period of time, I had no idea that a change in the law would prohibit this without a special exception. Not anticipating any problems, I made application to the bank for a loan which was approved. Unfortunately, soon after this, I found that I would not be able to begin construction because the lot is 50 feet wide, and current specifications call for a lot with a minimum of a 60 foot frontage.

This has and is creating quite a hardship for me because I am now forced to make \$500.00 a month mortgage payments with no date in sight for a hearing and ruling on issuance of a permit to build.

Would it be possible to expedite the date for the hearing and set it as soon as possible?

Any help you could render would be greatly appreciated.

Sincerely yours,

VIOLA GROMEK (Mrs.)

Mr. Albert T. Rayner  
1536 Schucks Road  
Bel Air, Maryland 21014

October 15, 1981

NOTICE OF HEARING

RE: Petition for Variance  
E/s Taylor Ave., 50' SE of Virginia Ave.  
Viola Gromek - Petitioner  
Case #82-115-A Item 44

TIME: 9:30 A.M.

DATE: Tuesday, November 10, 1981 at 9:30 A.M.

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Ms. Viola Gromek  
203 S. Taylor Avenue  
Baltimore, Maryland 21221

WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

203 S. Taylor Avenue  
Baltimore, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of September, 1981.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Viola Gromek

Petitioner's Attorney

Reviewed by:

Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 22, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 18th day of November, 1981, the first publication appearing on the 22nd day of October, 1981.

THE JEFFERSONIAN  
Manager

Cost of Advertisement, \$

PETITION FOR VARIANCE  
15TH DISTRICT

ZONING: Petition for Variance  
LOCATION: East side of Taylor Avenue, 50 feet Southeast of Virginia Ave.

DATE & TIME: Tuesday, November 10, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit lot widths of 50 feet instead of 60 feet (for lots 2 and 3).

The Zoning Regulation to be used is as follows:  
Section 1902.2 C.1 - Minimum lot widths in a D.R. S.R. Zone.  
All that parcel of land in the Fifteenth District of Baltimore County beginning at a point of the east side of Taylor Avenue, 50' south of Virginia Avenue and known as lot 2 and 3, block A of the plat of "Essex" and recorded among the land records of Baltimore County in Plat Book 3, Folio 15.

Being the property of Viola Gromek, as shown on plat filed with the Zoning Department, November 10, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner of Baltimore County.  
Oct. 22,

Ms. Viola Gromek  
203 South Taylor Avenue  
Baltimore, Maryland 21221

November 17, 1981

RE: Petition for Variances  
E/S of Taylor Avenue, 50' SE of Virginia Avenue - 15th Election District  
Viola Gromek - Petitioner  
NO. 82-115-A (Item No. 44)

Dear Ms. Gromek:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Albert T. Rayner  
1536 Schucks Road  
Bel Air, Maryland 21014

John W. Hession, III, Esquire  
People's Counsel

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15 Date of Posting: 10/25/81  
Posted for: 10/25/81  
Petitioner: Viola Gromek  
Location of property: 203 S. Taylor Ave. Baltimore, MD 21221  
Location of Signs: 203 S. Taylor Ave. Baltimore, MD 21221  
Remarks: 10/25/81  
Posted by: 10/25/81 Date of return: 10/25/81

Petition for Variance  
15TH DISTRICT

ZONING: Petition for Variance  
LOCATION: East side of Taylor Avenue, 50 feet Southeast of Virginia Ave.

DATE & TIME: Tuesday, November 10, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit lot widths of 50 feet instead of 60 feet (for lots 2 and 3).

The Zoning Regulation to be used is as follows:  
Section 1902.2 C.1 - Minimum lot widths in a D.R. S.R. Zone.

All that parcel of land in the Fifteenth District of Baltimore County beginning at a point of the east side of Taylor Avenue, 50' south of Virginia Avenue and known as lot 2 and 3, block A of the plat of "Essex" and recorded among the land records of Baltimore County in Plat Book 3, Folio 15.

Also known as 203 South Taylor Avenue

Being the property of Viola Gromek, as shown on plat filed with the Zoning Department.  
Hearing Date: Tuesday, November 10, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
BY ORDER OF  
William E. Hammond  
Zoning Commissioner of Baltimore County

The Times

Middle River, Md., Oct 21 1981

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 2 successive weeks before the 21st day of Oct, 1981.

Publisher.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: EWT	Revised Plan:				Change in outline or description Yes					
Previous case:	Map #				No					

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 19 day of September, 1981.

Filing Fee \$ 25.00 Received: Check  
Cash  
Other

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 101659

DATE 10/13/81 ACCOUNT 01-662

AMOUNT \$25.00

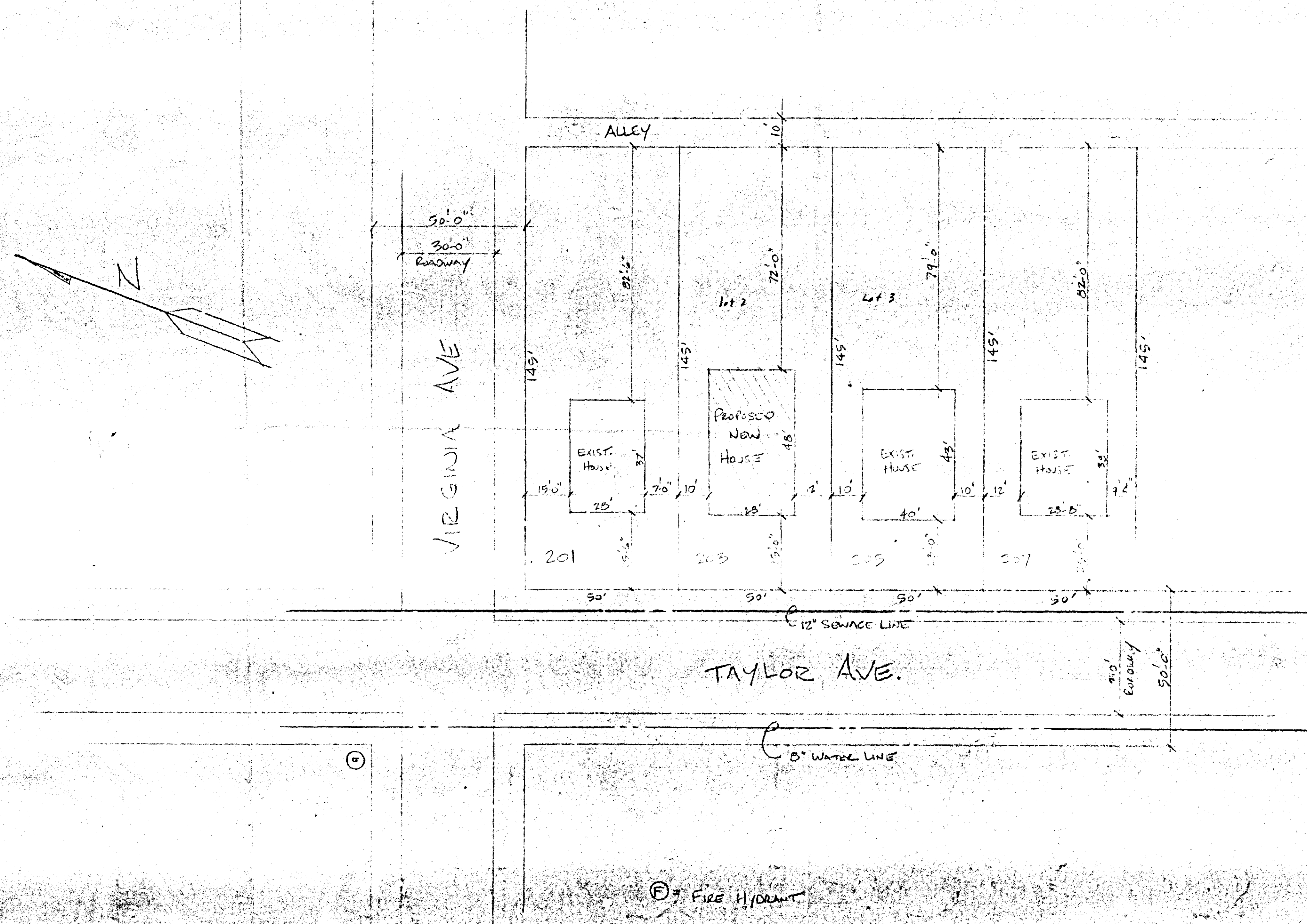
RECEIVED Raymore Builders

FROM Filing Fee for Case #82-115-A (Gromek)

of the Petition for assignment of a

[illegible]

Eastern Ave.  
Harrison Ave.  
Taylor Ave  
Maryland  
Baltimore Ave



Zoning: DASS  
Plot: 40.17 ac. East  
15th Street to 25th  
Pay for Zoning Variance for lot width

Beginning at a point 60' south west  
of Virginia Ave. on the west side  
of Taylor Ave. as reflected in the  
Land Records of Guilford Co.  
N. H. in lot 10 of the  
Black A. Lott's Land, Part of  
Essex, Otherwise known as  
205 S. Taylor Avenue.  
(existing and proposed home).

PROPOSED NEW HOME  
LOCATED AT 203 S. TAYLOR AVE  
ESSEX, MARYLAND 21021

PLOT PLAN	
SCALE: 1" = 20'	DRAWN BY GFD
DATE: 7/17/81	
DRAWING NUMBER # 1061	

